



CITY OF COSTA MESA
PLANNING COMMISSION SPECIAL MEETING
Monday – November 21, 2016
MEETING DECISIONS

***IMPORTANT NOTE:**

The purpose of this summary is to provide timely information regarding the Planning Commission's actions at this meeting. For more detailed information regarding the Commission's actions (including the addition, deletion, or modification of conditions of approval), please see the **meeting minutes** for this Planning Commission meeting. You may also contact the Planning Division at (714) 754-5245 for more information.

PUBLIC HEARINGS:

***ACTIONS**

- 1. PA-16-54 AND PM-2016-167: DESIGN REVIEW AND SUBDIVISION AT 166 ROCHESTER STREET**

Applicant: Gavin Sermon
Site Address: 166 Rochester Street
Zone: R2-HD
Project Planner: Dan Inloes
Environmental Determination:
The project is categorically exempt under Section 15303 of the State CEQA (California Environmental Quality Act) Guidelines – Class 3 (New Construction).

Description: The proposed project involves:

 1. **Design Review PA-16-54** for the demolition of an existing single-family residence and construction of two residences (one with 4 bed/3.5 bath 2,393 square foot and one with 3 bed / 2.5 bath 2,049 square foot) with attached two-car garages.
 2. **Tentative Parcel Map PM-2016-167** for the subdivision of a 0.16-acre lot into two fee simple lots, per the Small Lot Subdivision Ordinance.
 - 2. PA-16-57: PLANNING APPLICATION FOR VARIANCE REQUEST AND MINOR MODIFICATION FOR A NEW DETACHED TWO STORY ACCESSORY STRUCTURE AT 321 ROCHESTER STREET**
- Planning Commission adopted a resolution to approve Planning Application PA-16-54 and Tentative Parcel Map No. PM-2016-167.
- Approved, 3-0
- Chair Dickson and Vice Chair Mathews absent.
- Planning Commission adopted a resolution to approve Planning Application PA-16-57.

***ACTIONS**

Applicant: Mark Rogers
Site Address: 321 Rochester Street
Zone: R2-MD
Project Planner: Ryan Loomis

Approved, 3-0

**Chair Dickson and Vice
Chair Mathews absent.**

Environmental Determination:

The project is categorically exempt under Section 15303 of the State CEQA (California Environmental Quality Act) Guidelines – Class 3 (New Construction).

Description: The proposed project involves the development of a 1,350 square-foot two-story detached accessory structure in the R2-MD zone to be used as an exercise room and storage on the first floor, and office on the second floor, with the following requests:

1. **Variance** from rear yard setback requirements (20 feet required; 5 feet proposed); and
2. **Minor Modification** from building separation requirements (6 feet minimum required; 5 feet – 6 inches proposed).

3. **ZA-16-34: MINOR CONDITIONAL USE PERMIT TO ALLOW RESERVED PARKING SPACES AT 3033 BRISTOL STREET, SUITE A**

**Planning Commission
adopted a resolution to deny
ZA-16-34.**

Denied, 3-0

Applicant: Marc Martine
Site Address: 3033 Bristol Street, Suite A
Zone: C1
Project Planner: Ryan Loomis

**Chair Dickson and Vice
Chair Mathews absent.**

Environmental Determination:

The project is categorically exempt under Section 15301 of the State CEQA (California Environmental Quality Act) Guidelines – Class 1 (Existing Facilities).

Description: The applicant is requesting approval of a Minor Conditional Use Permit to allow two reserved parking spaces in front of Suite A at the 3033 Bristol Street retail plaza to accommodate patrons of the Watch Connection as follows: **Days:** Tuesday through Saturday and **Hours:** 11 a.m. to 2 p.m.

***ACTIONS**

4. **GP-16-01/R-16-01/PA-16-46/TT-18064:** Recommendation to the City Council to deny.
GENERAL PLAN AMENDMENT, REZONE, PLANNING APPLICATION FOR MASTER PLAN AND TENTATIVE TRACT MAP TO ALLOW THE DEMOLITION OF THE EXISTING TWO-STORY RETAIL/OFFICE CENTER AND THE CONSTRUCTION OF 8 NEW THREE-STORY DETACHED SINGLE-FAMILY UNITS AND 20 FOUR-STORY DUPLEX UNITS AT 440 FAIR DRIVE Denied, 3-0
Chair Dickson and Vice Chair Mathews absent.

Applicant: Sheldon Development, LLC

Site Address: 440 Fair Drive

Zone: C1 (Local Business District)

Project Planner: Ryan Loomis

Environmental Determination:

An IS/MND was prepared for the project in accordance with the Lead Agency's Guidelines implementing the California Environmental Quality Act. The IS/MND was available for public review and comment from October 4, 2016 to October 24, 2016. The IS/MND found that the environmental effects from the project would be less than significant with the incorporation of standard conditions of approval and compliance with the Code requirements. The proposed project site is not on a list compiled pursuant to Government Code Section 65962.5.

Description: The project involves the demolition of the existing two-story retail/office center, and the construction of 28 single-family new residential units. The proposed project involves the following discretionary requests:

1. Adoption of an Initial Study/Mitigated Negative Declaration (**IS/MND**).
2. **General Plan Amendment GP-16-01** to change the land use designation from Neighborhood Commercial (NC) to High Density Residential (HDR).
3. **Rezone 16-01** to change the zoning classification from C1 (Local Business District) to PDR-HD (Planned Development Residential – High Density).
4. **Planning Application PA-16-46** to implement a Master Plan for the 28-unit

residential project with specified deviations from the PDR-HD development standards, for the following:

- Variance to allow deviation from required open space requirements (42% required; 36.8% proposed);
 - Variance for encroachment of block walls into required perimeter open space area (20 feet required; 6 feet proposed on Fair Drive and 4.7 feet proposed on Carnegie Avenue);
 - Variance to allow deviation from required landscaped parkway requirements (10 feet with no dimension less than 5 feet on house side of private street required; 10 feet/3.6 feet proposed);
 - Administrative Adjustment for encroachment of building into required perimeter open space area along Fair Drive (20 feet required; 15 feet proposed);
 - Minor Modification for encroachment of building into required perimeter open space area along Carnegie (20 feet required; 18 feet proposed); and
 - Deviation from Residential Design Guidelines for multi-story to first floor ratio (100% multi-story to first floor ratio recommended; 150% for 4-story units and 114% for 3-story units proposed).
5. **Tentative Tract Map 18064** for a single lot subdivision for condominium purposes.